

# Planning & Zoning Commission



## January 19, 2016

### Regular Business Meeting



# Wylie Planning and Zoning Commission

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## NOTICE OF MEETING

Regular Meeting Agenda  
Tuesday, January 19, 2016 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building #100

Ron Smith..... Chair  
Dennis Larson..... Vice Chair  
David Williams ..... Commissioner  
Mike McCrossin ..... Commissioner  
Randy Owens ..... Commissioner  
Jerry Stiller ..... Commissioner  
Sonia Ahmed..... Commissioner

Renaè Ollie ..... Planning Director  
Jasen Haskins..... Sr. Planner  
Kevin Molina ..... Planner  
Mary Bradley ..... Administrative Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.*

*Hearing impaired devices are available from the City Secretary prior to each meeting.*

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### CALL TO ORDER

*Announce the presence of a Quorum.*

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### INVOCATION & PLEDGE OF ALLEGIANCE

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### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

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1. Consider and act upon approval of the Minutes from January 5, 2016, Regular Meeting.

## REGULAR AGENDA

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### Regular Agenda

1. Consider, and act upon a recommendation to the City Council regarding a Final Plat for Creekside Estates Phase IX, consisting of 11.076 acres for 31 single family residential lots, generally located on Lewis Drive north of McMillian Road.
2. Consider, and act upon a recommendation to the City Council regarding a Final Plat for Covington Estates Phase Two, consisting of 13.927 acres for 43 single family residential lots, generally located south of Alanis Drive, west of South Ballard Avenue, and north of Colonial Drive.
3. Consider, and act upon a recommendation to the City Council regarding a Preliminary Plat for Freddy's Addition, creating three lots on 3.789 acres, generally located on the southeast corner of FM 544 and Regency Drive.

### Public Hearing Agenda

1. Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Railroad Addition, Lot 1R, Block 31; Being a Replat of Lots 1A, 2A, and 3A of Block 31, establishing one multi-family residential lot on 0.129 acres, generally located on the southwest corner of 2nd Street and Masters Avenue (200 South Second Street). **RP 2016-01.**
2. Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Single-Family Residential to Neighborhood Service with Specific Use Permit to allow Assisted Living Facility on 3.126 acre tract of land situated in the D. Williams Survey, Abstract 1021. Property generally located northeast corner of West Brown Street and Westgate Way. **ZC 2016-01**

## ADJOURNMENT

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## CERTIFICATION

*I certify that this Notice of Meeting was posted on the 15<sup>th</sup> day of January, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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Carole Ehrlich, City Secretary

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Date Notice Removed

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# Wylie Planning and Zoning Commission

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## Minutes

**Wylie Planning & Zoning Commission**  
**Tuesday January 5, 2016 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

### **CALL TO ORDER**

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Chair Ron Smith called the meeting to order at 6:02 PM. In attendance were: Vice-Chair Dennis Larson, Commissioner Mike McCrossin, Commissioner Randy Owens, Commissioner Jerry Stiller, Commissioner Sonia Ahmed and Commissioner David Williams.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, and Mary Bradley, Administrative Assistant. Ms. Ollie introduced new Staff member, Kevin Molina, as a new Planner for the City of Wylie.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner McCrossin gave the Invocation and Commissioner Owens led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

### **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the December 1, 2015, Regular Meeting.

#### **Board Action**

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for December 1, 2015, as submitted. Motion carried 7 – 0.

### **REGULAR AGENDA**

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#### **Regular Agenda**

Chair Smith stated that Staff desired to move Item 2, Final Plat Braddock Place Phase 5.

A motion was made by Commissioner McCrossin, and seconded by Commissioner Owens to move Item 1, Site Plan for Arbor Acres after Item 2, Final Plat Braddock Place Phase 5. Motion carried 7 – 0.

### **Item 1 – Final Plat Braddock Place Phase 5**

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Braddock Place Phase 5, creating 57 single family residential lots and 3 open space lots on 28.019 acres, generally located west of FM 544 at the Vinson/County Line Road split.

#### **Staff Presentation**

Mr. Haskins stated that the property totals 28.019 acres and will create 57 single-family residential lots, three open space lots, a detention area and landscape buffer. The property is part of the overall Planned Development Ordinance 2005-24, Braddock Place Addition approved in July 2005.

The open space lots, detention and landscape buffer will all be owned and maintained by the Homeowners Association.

Staff recommends approval, subject to additions and alterations as required by the City Engineering Department.

#### **Board Discussion**

Commissioners questioned the boundaries crossing over FM 544 at the Vinson/County Line Road split. Mr. John Arnold, Skorburg Company, 8214 Westchester, Suite 710, Dallas, Texas, representative of developer, stated that the boundaries include right-of-way dedication to FM 544. No plans to construct a home on Lot 1 of Block O.

Commissioners questioned the widening of FM 544. Mr. Haskins stated that he would contact City Engineer and get back with the Commissioners.

#### **Board Action**

A motion was made by Commissioner Owens, and seconded by Commissioner Stiller, to approve the Final Plat Braddock Place Phase 5. Motion carried 7 – 0.

### **Item 2 – Site Plan Arbor Acres**

Consider, and act upon a Site Plan for Arbor Acres, Lot 1, Block A of Arbor Acres subdivision, located at 16 Steel Road.

#### **Staff Presentation**

Mr. Molina stated that the applicant desires to develop a two story office building to be used for Arborilogical Services on a single lot consisting of 2.077 acres. In 2011 a Final Plat for Arbor Acres was approved for commercial use. Although a portion of the property was platted in 2011, the applicant is combining Lot 1, Block A of Steel Industrial Park Addition with the Arbor Acres Final Plat. A Replat to combine into one lot is on the current agenda for consideration.

The zoning is split between a Planned Development 2011-01 and Light Industrial District. The tract of land within Lot 1R, Block A of Arbor Acres is zoned PD 2011-01, and the remaining portion is zoned Light Industrial District. Office use is allowed in both zoning districts.

Exterior material is comprised of Hardi-Plank Cementitious Siding and stone.

Staff recommends approval subject to additions and alterations as required by the city Engineering Department.

#### **Board Action**

A motion was made by Commissioner Williams, and seconded by Commissioner Stiller, to recommend approve the Site Plan for Arbor Acres. Motion carried 7 – 0.

### **Item 3 – Site Plan for Cottonbelt Duplex**

Consider, and act upon an approval of a Site Plan for Cottonbelt Duplex located within the Keller's Second Addition, Block 12, Lot 7; generally located at the northwest corner of Cotton Belt Avenue and Fleming Street.

#### **Staff Presentation**

Mr. Haskins stated that the applicant desires to construct a two unit duplex on 0.31 acres. The duplex will be similar to the existing duplex located on the southwest corner of Cotton Belt Avenue and Fleming Street.

Exterior materials of the duplexes shall be masonry and decorative brick-accent in accordance with design standards of the zoning ordinance.

Staff recommends approval, subject to additions and alterations as required by the City Engineering Department.

#### **Board Action**

A motion was made by Commissioner McCrossin to approve the Site Plan. Commissioner Williams desired additional explanation of purpose of Habitat for Humanity, the owner/developer of the property.

#### **Board Discussion**

Mr. Richard Taylor, Habitat for Humanity, 1400 Summit Drive, Plano, Texas, stated that Habitat for Humanity is the developer/owner of the property. It is not a rental property. The construction of project is performed by volunteers, whether they are students from the High Schools or Adults. The owners go through a series of qualifications before the home is actually sold to them. Commissioner Williams stated that the program sounds great. Ms. Ollie explained that Habitat for Humanity is a great benefit to the city, and she then volunteered all Commissioners to a work day on constructing the duplexes.

#### **Board Action**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Williams, to approve the Site Plan for Cottonbelt Duplex. Motion carried 7 – 0.

## **Public Hearing**

### **Public Hearing 1 – Replat for Arbor Acres**

#### **Staff Presentation**

Mr. Molina stated that the purpose of the Replat was to create one lot for office space and light industrial use. The property totals 2.077 acres and is multi-zoned. A portion of the subject property is zoned PD 2011-01 while the remaining portion is zoned Light Industrial.

The Site Plan was on the current agenda.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

#### **Public Comments**

With no questions for Staff, Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

#### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioners McCrossin, to recommend approval Replat for Arbor Acres. Motion carried 7 – 0.

#### **Miscellaneous**

Ms. Bradley stated that there will be a meeting on January 19, 2016.

### **ADJOURNMENT**

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A motion was made by Commissioner Ahmed, and seconded by Commissioner Williams to adjourn the meeting at 6:43PM. All Commissioners were in consensus.

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**Ron Smith, Chair**

**ATTEST:**

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**Mary Bradley, Administrative Assistant**





# Wylie Planning & Zoning

## AGENDA REPORT

**Meeting Date:** January 19, 2016  
**Department:** Planning  
**Prepared By:** Jasen Haskins  
**Date Prepared:** January 6, 2016

**Item Number:** 1  
*(City Secretary's Use Only)*  
**Subdivision:** Creekside Estates Phase IX  
**Zoning District:** PD-99-32  
**Exhibits:** Final Plat

### Subject

Consider, and act upon a recommendation to the City Council regarding a Final Plat for Creekside Estates Phase IX, consisting of 11.076 acres for 32 single family residential lots, generally located on Lewis Drive north of McMillian Road.

### Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Creekside Estates Phase IX, consisting of 11.076 acres for 32 single family residential lots, generally located on Lewis Drive north of McMillian Road.

### Discussion

**Engineer: Corwin Engineering, Inc.**

**Owner: Creekside Development, Inc.**

The property totals 11.076 acres and will create 32 single-family residential lots and open space lot. The open space lot, mostly fronting McMillian Road will be owned and maintained by the HOA.

The subject property is part of the overall 296.441 acres of the Creekside Estates development approved in October 1999 as a Planned Development District.

The plat dedicates the necessary rights-of-way and utility easements.

The Final Plat complies with the approved Development Plan, including lot sizes, setbacks, and density, which was approved with the PD and also served as a Preliminary Plat for all phases of the development.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

### Approved By

**Department Director**

*Initial*  
RO

*Date*  
01/13/16





# Wylie Planning & Zoning AGENDA REPORT

**Meeting Date:** January 19, 2016  
**Department:** Planning  
**Prepared By:** Kevin Molina  
**Date Prepared:** January 6, 2016

**Item Number:** 2  
**Subdivision:** Covington Estates Phase Two  
**Zoning District:** PD-SF  
**Exhibits:** Final Plat

## Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Covington Estates Phase Two consisting of 13.927 acres for 43 single family residential lots, generally located south of Alanis Drive, west of South Ballard Avenue, and north of Colonial Drive.

## Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Covington Estates Phase Two consisting of 13.927 acres for 43 single family residential lots, generally located south of Alanis Drive, west of South Ballard Avenue, and north of Colonial Drive.

## Discussion

**OWNER: OAK NATIONAL HOLDINGS, LLC**

**APPLICANT: ENGINEERING CONCEPTS &  
DESIGN, LP**

The property totals 13.927 acres and will create 43 single-family residential lots. The subject property is part of the overall 28 acres of the Covington Estates PD-SF approved by City Council in December of 2013. That PD allowed for houses under the 2,400 sq. ft. minimum, but kept the 10,000 sq. ft. lot requirement intact.

The plat will meet the two points of access requirement by using a temporary access easement that was approved in Phase 1 between lots three and four of Block B. This access will remain until Phase II is completed and Highland Oaks Drive is connected. At such time the T.A.E. will revert to the owners of lots three and four of Covington Estates Phase One.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

## Approved By

**Department Director**

*Initial*  
RO

*Date*  
01-13-16



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS OAK NATIONAL HOLDINGS, LLC, BEING THE OWNER of a 13.926 acre tract of land situated in the Henry L. Douglass Survey, Abstract 292, Collin County, Texas, and being part of that certain 28.235 acre tract of land described in deed to Oak National Holdings, LLC, as recorded in Instrument 20140304000197960, Deed Records, Collin County, Texas, said 13.926 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 28.235 acre tract and the southwest corner of a 3.5900 acre tract of land described in deed to Peter L. Nicholas and Sue Anne Nicholas, as recorded in Volume 1996, Page 215 of said Deed Records, said corner being in the east boundary line of a 199.3963 acre tract of land described in deed to Woodbridge Properties, LLC, as recorded in Volume 3698, Page 665 of said Deed Records;

THENCE South 89 degrees 23 minutes 15 seconds East, with the common boundary line of said 3.5900 acre tract and said 28.235 acre tract, a distance of 733.41 feet to a 1/2-inch iron rod found for the southeast corner of said 3.5900 acre tract and the southwest corner of a 7.32 acre tract of land described in deed to Bennie Blakey and James Blakey, as recorded in County Clerk Document 94-0024429 of said Deed Records;

THENCE South 89 degrees 15 minutes 56 seconds East, with the common boundary lines of said 7.32 acre tract and said 28.235 acre tract a distance of 119.89 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the northwest corner of Covington Estates, Phase One, on addition to the City of Wylie, Texas, as recorded in Cabinet 2015, Page 244, Plat Records, Collin County, Texas;

THENCE Southerly, with the westerly boundary lines of said Phase One, the following courses:

South 00 degrees 44 minutes 04 seconds West, a distance of 135.00 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 89 degrees 15 minutes 56 seconds East, a distance of 30.12 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 00 degrees 44 minutes 04 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 43 degrees 09 minutes 35 seconds East, a distance of 17.35 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 00 degrees 36 minutes 45 seconds West, a distance of 229.53 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 02 degrees 32 minutes 09 seconds West, a distance of 73.27 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 46 degrees 22 minutes 01 seconds West, a distance of 17.33 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 02 degrees 32 minutes 09 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 87 degrees 27 minutes 51 seconds East, a distance of 20.29 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner;

South 02 degrees 32 minutes 09 seconds West, a distance of 135.00 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner in the common boundary line of said 28.235 acre tract and Colonial Acres Estates, an addition to the City of Wylie, as recorded in Volume 5, Page 39, Plat Records, Collin County, Texas;

THENCE North 87 degrees 27 minutes 51 seconds West, with the common boundary line of said 28.235 and said Colonial Acres Estates, a distance of 501.47 feet to a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for the southwest corner of said 13.926 acre tract;

THENCE North 01 degrees 11 minutes 27 seconds East, along the west line of said 28.235 acre tract, passing a 5/8-inch iron rod with yellow cap stamped "RPLS 3963" set for corner, a distance of 32.28 feet and continuing with the common boundary line of said 28.235 and said 199.3963 acre tract, a distance of 668.04 feet to the POINT OF BEGINNING AND CONTAINING 606,648 square feet or 13.926 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL HOLDINGS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as COVINGTON ESTATES, PHASE TWO, within the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may be placed in utility easements and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

FOR: OAK NATIONAL HOLDINGS, LLC

By:

Justin Webb, President

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Justin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Justin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary final plat is released on December 23, 2015 for review by the City and other parties for comments and progression to a final plat.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

Date

"ACCEPTED"

Mayor, City of Wylie, Texas

Date

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 2.11.9 of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of COVINGTON ESTATES, PHASE TWO, on addition to the City of Wylie was prepared by a duly qualified and licensed Professional Land Surveyor, Robert C. Myers, the City Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

City Secretary  
City of Wylie, Texas

NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83, Texas North Central Zone 4202, Lambert Conformal Conic. Feet (NAD83-NG).  
2. By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area (SFHA) as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 800850031, dated May 7, 2009, as published by the Federal Emergency Management Agency. The 5,000-year flood elevation is not shown. The information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
3. A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing.
4. The Collin Central Appraisal District (CCAD) maps show the subject property entirely (100%) within the Henry L. Douglass Survey, Abstract No. 292. However, the Texas General Land Office (GLO) maps show that subject property is within both the Henry L. Douglass Survey, Abstract No. 292 and the William Sultan Survey, Abstract No. 860. The GLO uses a different spelling of Douglass than CCAD. This drawing uses the GLO spelling.

NOTICE: Sealing a portion of this instrument in accordance with a resolution of the City of Wylie, Texas, is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

FINAL PLAT  
COVINGTON ESTATES  
PHASE TWO

43 RESIDENTIAL LOTS  
ZONED: SF 10/24  
BEING

13.926 ACRES

SITUATED IN THE

HENRY L. DOUGLASS SURVEY, ABST. NO. 292  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER  
OAK NATIONAL HOLDINGS, LLC  
5783 S. SHILOH ROAD  
ROWLETT, TX 75088  
(972) 412-4875  
(988) 972-1979

LAND SURVEYOR  
R.C. MYERS SURVEYING, LLC  
3400 OXFORD DRIVE  
ROWLETT, TX 75088  
(972) 412-4875  
FAX: (972) 412-4875  
EMAIL: rcmyersurvey@gmail.com  
FIRM NO. 10192300 JOB NO. 265

SHEET 2 OF 2

SCALE: 1"=50'

DATE: DECEMBER 22, 2015

09820.DWG(8820 Final Plat.dwg)

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# Wylie Planning & Zoning AGENDA REPORT

**Meeting Date:** January 19, 2016  
**Department:** Planning  
**Prepared By:** Kevin Molina  
**Date Prepared:** January 6, 2016

**Item Number:** 3  
*(City Secretary's Use Only)*  
**Subdivision:** Freddy's Addition  
**Zoning District:** Commercial Corridor  
**Exhibits:** Preliminary Plat

## Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Freddy's Addition, creating three lots on 3.789 acres, generally located on the southeast corner of FM 544 and Regency Drive.

## Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for Freddy's Addition, creating three lots on 3.789 acres, generally located on the southeast corner of FM 544 and Regency Drive.

## Discussion

**APPLICANT:** Vasquez Engineering, LLC

**OWNERS:** Wylie EDC, Benjamin Collum Jacobs  
and Scott M. Goldenberg

The property totals 3.789 acres and will create three lots. Lot 1 will contain a Freddy's Custard Restaurant, Lots 2 and 3 are the remaining acreage that may be further subdivided and used as permitted under the Commercial Corridor zoning.

The plat shall also dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

This Preliminary Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

## Approved By

**Department Director**

*Initial*  
RO

*Date*  
01-13-16









# Wylie Planning and Zoning Commission

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## AGENDA REPORT

Meeting Date: January 19, 2016  
Department: Planning  
Prepared By: Jasen Haskins  
Date Prepared: January 11, 2016

Public Hearing Item: 1  
Subdivision: Railroad Addition  
Zoning District: MF  
Exhibits: Replat

### Subject

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Replat for Railroad Addition, Lot 1R, Block 31; Being a Replat of Lots 1A, 2A, and 3A of Block 31, establishing one multi-family residential lot on 0.129 acres, generally located on the southwest corner of 2nd Street and Masters Avenue (200 South Second Street). **RP 2016-01.**

### Recommendation

Motion to recommend approval to the City Council regarding a Replat for Railroad Addition, Lot 1R, Block 31; Being a Replat of Lots 1A, 2A, and 3A of Block 31, establishing one multi-family residential lot on 0.129 acres, generally located on the southwest corner of 2nd Street and Masters Avenue (200 South Second Street). **RP 2016-01.**

### Discussion

The purpose of the Replat is to reconfigure three lots to establish one multi-family residential lot on 0.129 acres. The property is zoned Multi-Family (MF).

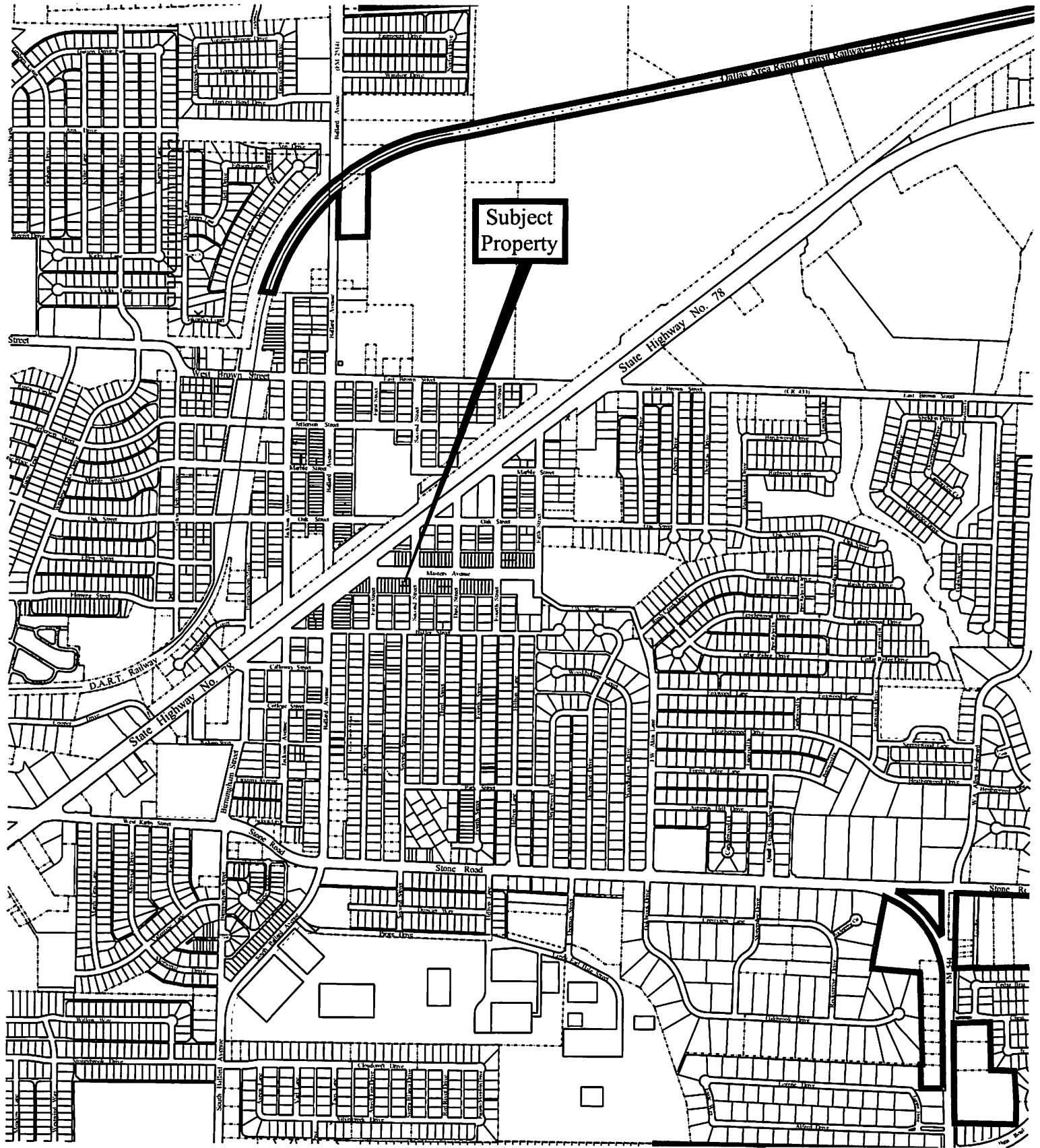
At the time of application, the applicant had proposed building a single multi-family structure, either a duplex or townhouse as an investment property, on the combined replatted lot. However due to set backs and lot size a single structure multi-tenant apartment could not meet the MF zoning requirements. The property will therefore be developed according to townhome standards. A single-family attached use is allowed by right within the multi-family zoning district.

Public Notice forms were mailed out to 17 property owners within 200 feet of the property as required by state law. As of this posting, no responses have been received. Staff did receive two phone calls regarding the replat with both callers seemingly neutral after requesting more specific information.

This Replat complies with all applicable technical requirements of the City of Wylie, and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

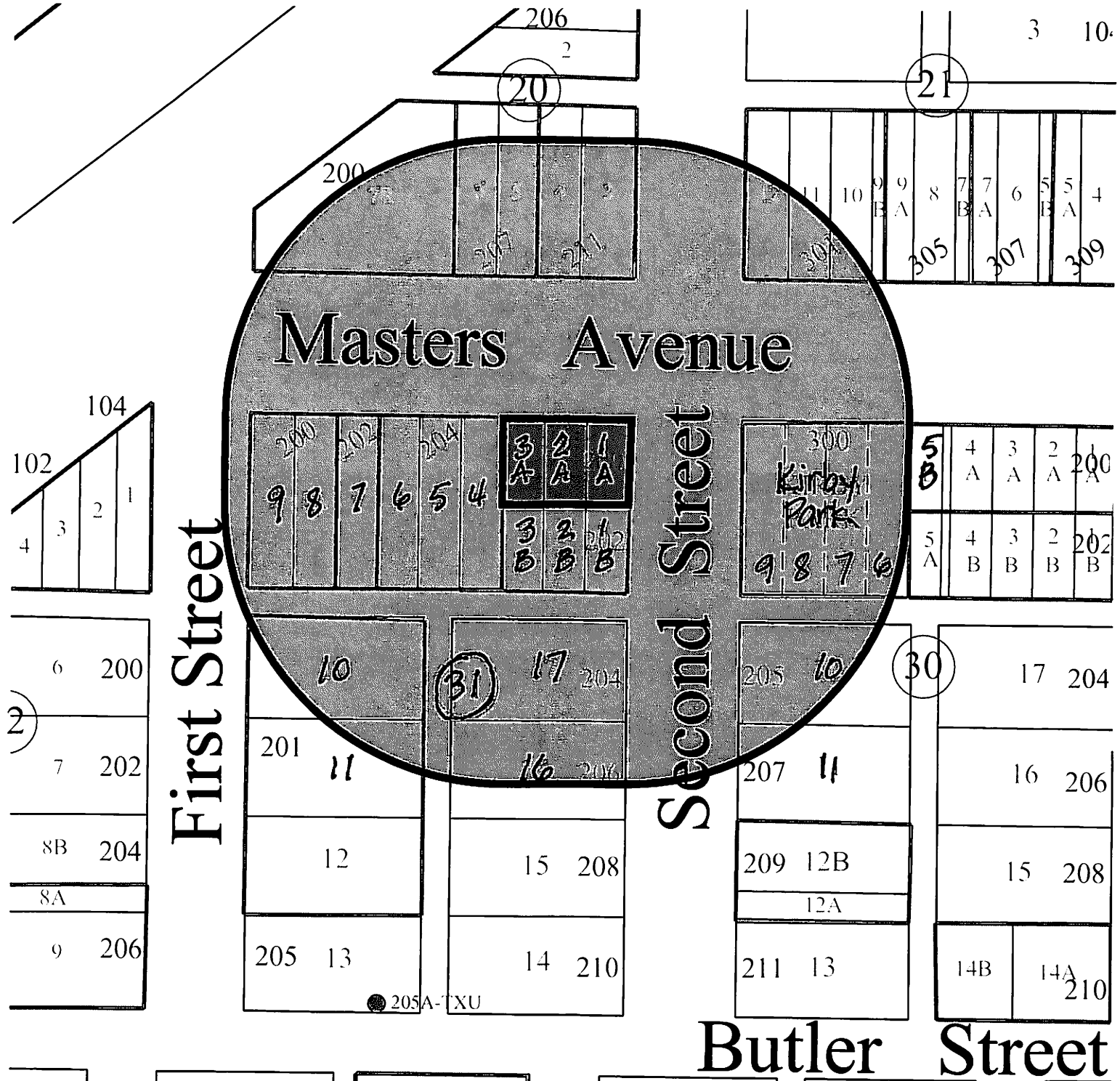
### Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>01-15-16</u>



# LOCATION MAP REPLAT #2016-01





# OWNER NOTIFICATION MAP REPLAT #2016-01

# NOTIFICATION REPORT

APPLICANT: Robert Heath  
205 Arborview Drive Wylie, Texas 75098

APPLICATION FILE #RP2016-01

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Robert Heath	205 Arborview Drive Wylie, Texas 75098
2	Blk 20	Railroad Addition Lots 3-4	R-1169-020-0030-1	Paige Ryan Properties, LLC	11761 Caddo Creek Drive Lavon, Texas 75166
3	Blk 20	Railroad Addition Lots 5-6	R-1169-020-0050-1	Kieu Tran	5516 Sabetha Way Plano, Texas 75094
4	Blk 20	Railroad Addition Lot 7R	R-1169-020-007R-1	Rajani Holdings, Ltd.	515 W. Main Street #114 Allen, Texas 75013
5	Blk 21	Railroad Addition Lots 9B, 10-12	R-1169-021-009B-1	Renato Torres	PO Box 1333 Wylie, Texas 75098
6	Blk 30	Railroad Addition Lot 5B	R-1169-030-001A-1	Robert Elliott	200 S. Third Street Wylie, Texas 75098
7	Blk 30	Railroad Addition Lots 6-9	R-1169-030-0060-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
8	Blk 30	Railroad Addition Lot 10	R-1169-030-0100-1	Robert Willett	205 S. Second Street Wylie, Texas 75098
9	Blk 30	Railroad Addition Lot 11	R-1169-030-0110-1	Renato Torres	PO Box 1333 Wylie, Texas 75098
10	Blk 31	Railroad Addition Lots 1A-3A	R-1169-031-001A-1	Robert Heath	201 N. Ballard Avenue Wylie, Texas 75098
11	Blk 31	Railroad Addition Lots 1B-3B	R-1169-031-001B-1	Felipe Gomez	PO Box 267 Farmersville, Texas 75442
12	Blk 31	Railroad Addition Lots 4-6	R-1169-031-0040-1	Milford Founders, Ltd.	PO Box 56 Wylie, Texas 75098
13	Blk 31	Railroad Addition Lot 7	R-1169-031-0070-1	Tibbals Investments	PO Box 56 Wylie, Texas 75098
14	Blk 31	Railroad Addition Lots 8-9	R-1169-031-0080-1	Tibbals Investments	PO Box 56 Wylie, Texas 75098
15	Blk 31	Railroad Addition Lots 10-11	R-1169-031-0100-1	GTE Southwest	PO Box 152206 Irving, Texas 75015
16	Blk 31	Railroad Addition Lot 16	R-1169-031-0160-1	Watson Living Trust	PO Box 860576 Plano, Texas 75086
17	Blk 31	Railroad Addition Lot 17	R-1169-031-0170-1	First Baptist Church Wylie	100 N. First Street Wylie, Texas 75098
18					

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# Wylie Planning and Zoning Commission

## AGENDA REPORT

**Meeting Date:** January 19, 2016  
**Department:** Planning  
**Prepared By:** Renaë' Ollie  
**Date Prepared:** January 12, 2016

**Public Hearing  
Item Number:** 2

**Zoning Case Number** 2015-08  
Location Map, Exhibits,  
Notification List/Map and  
Responses

**Exhibits:**

### Subject

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Single-Family Residential to Neighborhood Service with Specific Use Permit to allow Assisted Living Facility on 3.126 acre tract of land situated in the D. Williams Survey, Abstract 1021. Property generally located northeast corner of West Brown Street and Westgate Way. **ZC 2016-01**

### Recommendation

Motion to recommend approval to the City Council regarding a change of zoning from Single-Family Residential to Neighborhood Service with Specific Use Permit to allow Assisted Living Facility on 3.126 acre tract of land situated in the D. Williams Survey, Abstract 1021. Property generally located northeast corner of West Brown Street and Westgate Way. **ZC 2016-01**

### Discussion

**Owner:** **Birmingham Land LTD**

**Applicant:** **Global Senior Housing**

The applicant is requesting to develop a 64 unit Assisted Living complex. The complex will consist of 32 units designated for memory care, and 32 units designated for assisted living quarters. The proposed project consists of 4 buildings of 11, 800 s.f. each, with 16 units per building.

The subject property shall be developed in accordance with attached special conditions (Exhibit "B") to accommodate a senior living community.

In accordance with current zoning regulations, the subject development would require 64 parking spaces. However, the developer is proposing a reduction based on industry standards and specified uses. Thirty-two of the 64 units are designated for memory care residents thereby requiring zero parking spaces. Section 2.1 of Exhibit "B" describes the industry standard that is being proposed to satisfy the parking need. Forty-four spaces are required per the operator. The plan is proposing a total of 47 parking spaces.

The applicant is proposing to install a 6' ornamental metal fencing along the northern and eastern property line. The wrought iron fence will also have landscaping along the fence to soften the appearance. The openness of the screening will provide an unconfined view for residents whose rooms have windows that face out to adjacent properties.

Notification/Responses: Eleven (11) notifications were mailed; with one (1) written responses returned opposing the request and zero (0) response favoring the request at the time of posting.

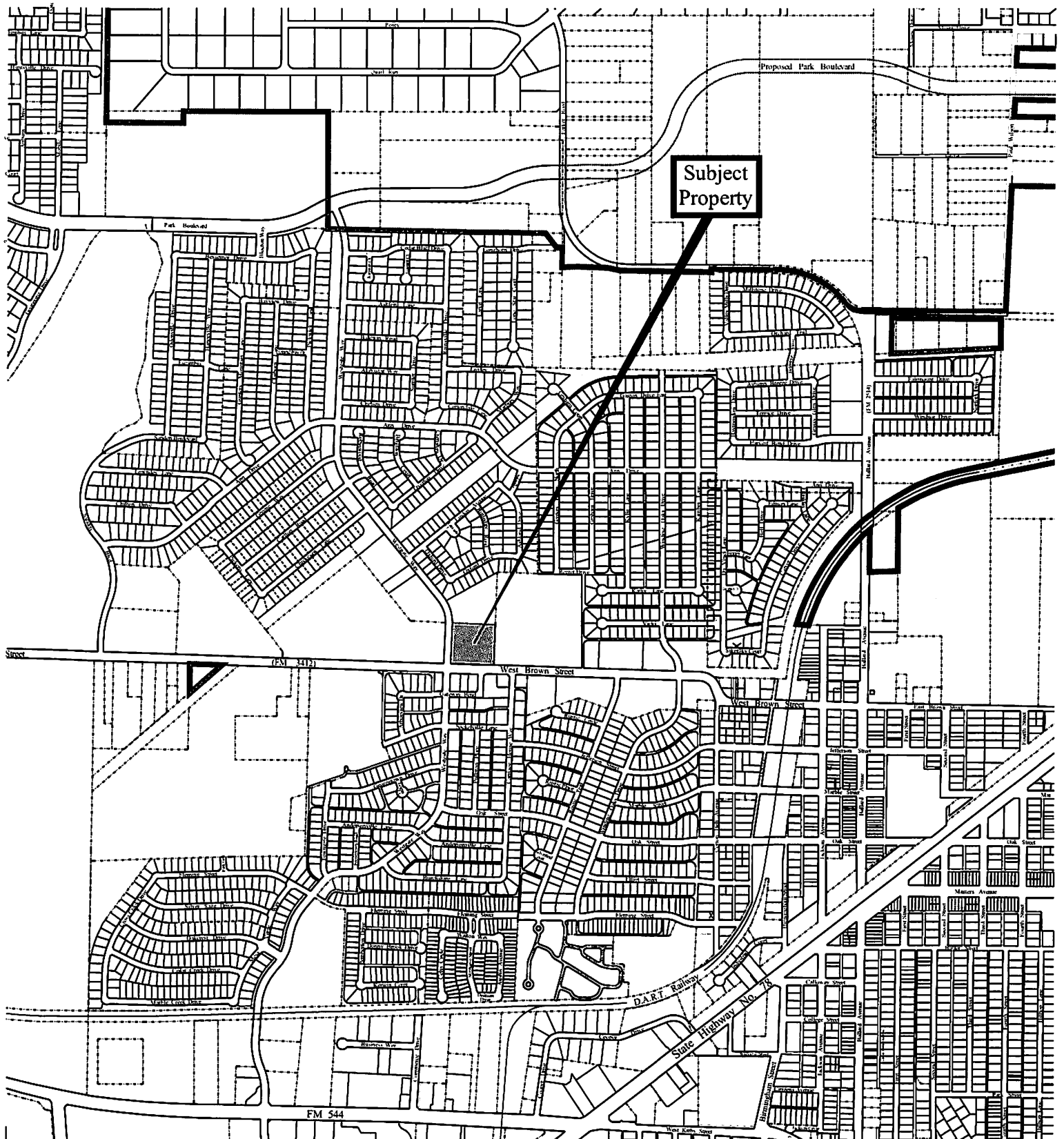
### Approved By

**Department Director**

*Initial*  
RO

*Date*  
01-15-16





# LOCATION MAP

## ZONING CASE #2016-01



## EXHIBIT 'A'

### 3.126 Acre Tract

Whereas, Birmingham Land Ltd., a Texas Limited Partnership is the sole owner of a 3.126 acre tract of land situated in the D. Williams Survey, Abstract No. 1021, in the City of Wylie, Collin County, Texas and being a portion of a tract of land described in deed to Birmingham Land Ltd., recorded in County Clerk's File No. (CC#) 94-0029675, Deed Records, Collin County, Texas (D.R.C.C.T.). Bearing basis is the South line of tract of land described in deed to RH of Texas Limited Partnership, recorded in CC# 2001-0046926 D.R.C.C.T. said 3.126 acre tract of land, being more particularly described by metes and bound as follows:

BEGINNING, at a wood monument found in the North right-of-way line of Brown Street (F.M. Hwy. No. 3412 - a variable width right of way), being the Southwest corner of a tract of land, described in deed to the Wylie Independent School District, recorded in Volume 930, Page 145, Deed Records, Collin County, Texas, and the common Southeast corner of said Birmingham Land Ltd., tract;

THENCE, North 87 degrees 22 minutes 14 seconds West, along the North right-of-way line of said Brown Street, a distance of 383.08 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" set for the Southeast corner of a tract of land described as tract 2B in deed to Centex Homes, a Nevada General Partnership, recorded in CC# 2001- 0042153, (D.R.C.C.T.);

THENCE, North 02 degrees 37 minutes 46 seconds East, along the East line of said Tract 2B, a distance of 357.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found for the Northeast corner of said Tract 2B and the common Southwest corner of a tract of land described in deed to R. H. of Texas, L.P., recorded in CC# 2001-0046926, D.R.C.C.T.;

THENCE, South 87 degrees 22 minutes 14 seconds East, along the South line of said R.H. of Texas Tract, a distance of 379.25 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Carter Burgess" found in the West line of said Wylie Independent School District Tract;

THENCE, South 02 degrees 00 minutes 57 seconds West, along the West line of said Wylie Independent School District Tract, a distance of 357.21 feet to the POINT OF BEGINNING, and containing 3.126 acres of land, more or less.



## Exhibit "B"

### Special Conditions (Zoning Case 2016-01)

#### 1.0 GENERAL DESCRIPTION

Global Senior Assisted Living Residences, Summary of SUP Zoning Request

Developer requests Rezoning of the approximately 3.1 acre Site at the northeast corner of Brown Street and Westgate Way from SF 10/24 to Neighborhood Services with a SUP for Assisted Living Apartment as defined in the City Zoning Code.

The associated Concept Plan incorporates the developers building footprint and land plan, and requires two variances to work.

#### 2.0 SPECIAL CONDITIONS

##### 2.1 PARKING:

PARKING SHALL BE BASED ON THE FOLLOWING USES

- REQ. FOR MEMORY CARE UNITS (32 UNITS, 0 SPACES)
- REQ. FOR ASSISTED LIVING UNITS (32 UNITS, 1/2 = 16)
- REQ FOR VISITOR (64 UNITS, 1 PER 8 = 8)
- REQ FOR EMPLOYEES (20 EMPLOYEES MAX SHIFT = 20)
- TOTAL REQUIRED BY OPERATOR 44, PROVIDED THIS SITE PLAN 49.

##### 2.2 SCREENING:

- a. ORNAMENTAL METAL FENCING (WROUGHT IRON STYLE) TO PROVIDE UNCONFINED VIEW FOR RESIDENTS, WHOSE ROOMS HAVE WINDOWS FACING OUT TO ADJACENT PROPERTIES.
- b. RESIDENTIAL APPEARANCE OF ALL BUILDING FACADES (NO BACKS OF BUILDINGS) SHOULD NOT BE OFFENSIVE TO PARK OR SCHOOL.
- c. PLANTINGS ALONG FENCE WILL SOFTEN APPEARANCE
- d. ACTUAL USES OF THE LAND BEING A CITY PARK TO THE NORTH AND AN ELEMENTARY SCHOOL TO THE EAST WOULD SUGGEST SCREENING OF THESE USES FROM THE RESIDENTIAL USE MANDATED BY THIS SUP COULD BE DEEMED NOT NECESSARY.

## **64 unit project - max employees (9am shift)**

<b>Care aides - AL</b>	4
<b>Care aides - MC</b>	4
<b>Administrators</b>	4
<b>Admin. Assistant</b>	1
<b>Cooks</b>	2
<b>Nurse</b>	1
<b>Activity Director</b>	1
<b>Activity Assistant</b>	1
<b>Housekeeper</b>	1
<b>Maintenance</b>	1
	<hr/>
	20







## CLOCK TOWER SIGN FEATURE



PHOTOS – NEW HAVEN OF SCHERTZ, TEXAS



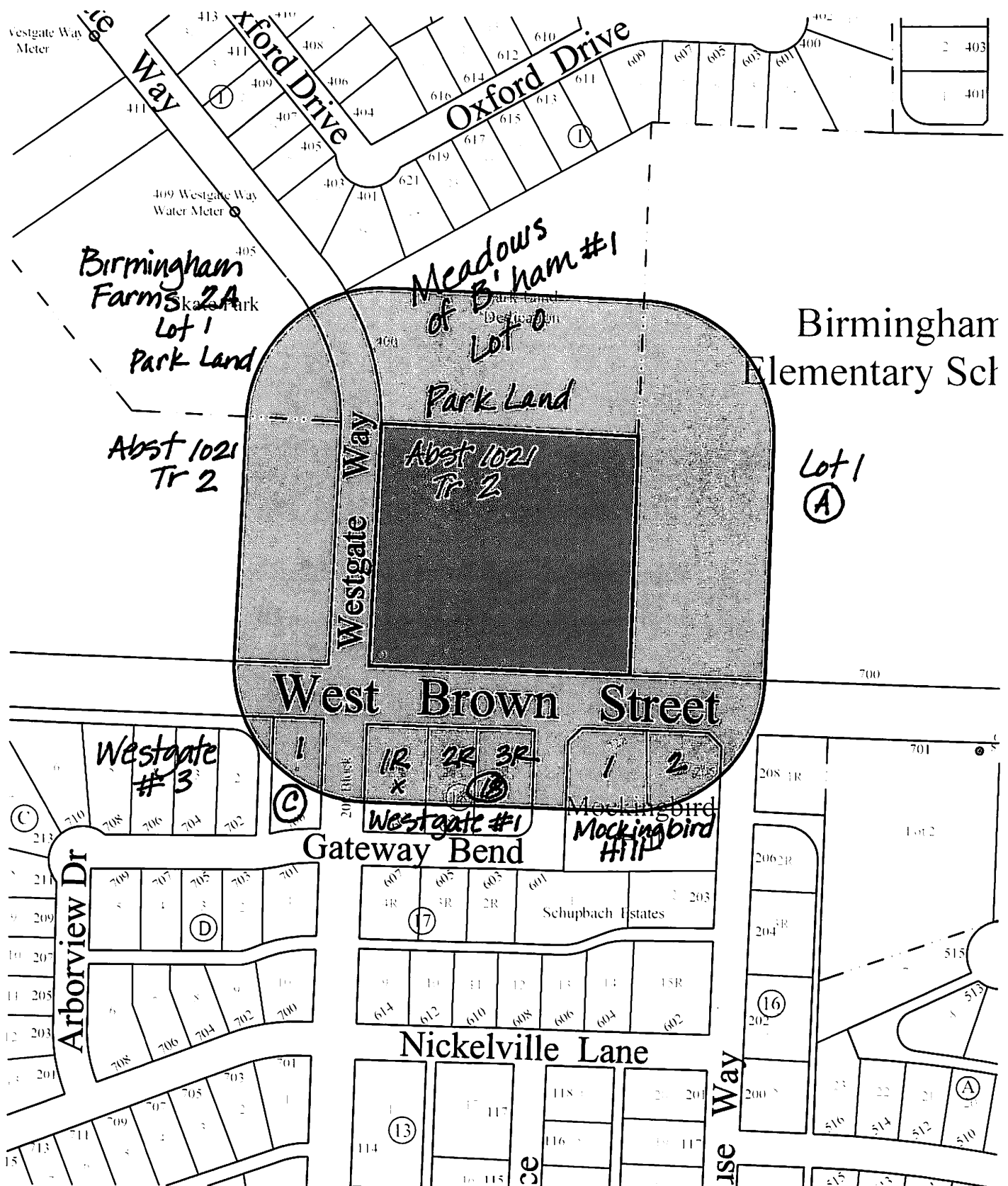
## PHOTOS – NEW HAVEN OF SCHERTZ, TEXAS





## PHOTOS – NEW HAVEN OF SCHERTZ, TEXAS





# OWNER NOTIFICATION MAP ZONING CASE #2016-01

# NOTIFICATION REPORT

APPLICANT: Ron Walsh with Global Senior Housing  
PO Box 1297 Eagle, ID 83616

APPLICATION FILE #2016-01

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Ron Walsh Global Senior Housing	PO Box 1297 Eagle, Idaho 83616
2	Abst 1021	Tract 2	R-7021-000-0020-1	Birmingham Land Ltd.	613 NW Loop 410 #510 San Antonio, Texas 78216
3	---	Mockingbird Hill Lot 1	R-10239-000-0010-1	Edward Dowden	6979 Freda Lane Wylie, Texas 75098
4	---	Mockingbird Hill Lot 2	R-10239-000-0020-1	Kathryn Robertson	205 N. Carriage House Way Wylie, Texas 75098
5	---	Birmingham Farms 2A Lot 1	R-5122-000-0001-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
6	---	Meadows of B'ham #1 Lot 0	R-5131-000-0000-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
7	Blk 18	Westgate #1 Lot 1R	R-2151-018-001R-1	Charles Shoecraft	PO Box 2525 Wylie, Texas 75098
8	Blk 18	Westgate #1 Lot 2R	R-2151-018-002R-1	Dwight Cole	602 Gateway Bend Wylie, Texas 75098
9	Blk 18	Westgate #1 Lot 3R	R-2151-018-003R-1	Fidelmar Miralrio	600 Gateway Bend Wylie, Texas 75098
10	Blk C	Westgate #3 Lot 1	R-3952-00C-0010-1	Aretha Harris	700 Gateway Bend Wylie, Texas 75098
11	Blk A	Birmingham Elem School Lot 1	R-10134-00A-0010-1	Wylie ISD	951 S. Ballard Avenue Wylie, Texas 75098
12					
13					
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X

# PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-01.

Date, Location & Time of  
Planning & Zoning  
Commission meeting:

Tuesday, January 19, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, February 9, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

CHARLES F. SHOBCRAFT  
(please print)

Address:

GATEWAY BEND PO BOX 2525  
WYLIE, TX 75098

Signature:

Charles F. Shoecraft

Date:

JAN 4, 2016

## COMMENTS:

"TOO" Much Noise, AND 24 HOUR AMBULANCE NOISE  
AND RESIDENCE NOISE AND LIGHTS ON 24hr 7 DAYS-

Homes would be superior for our neighborhood.  
Keep it to Present zoning for Single-Family only!!